











## REAL ESTATE.

Was the State Savings Building Sold Too Cheap?

The Real-Estate Market Flooded by the Heavy Rain.

Light Demand for Loans and Diminishing Supply of Funds.

House-Rents Weakening—The Manufacture of Cotton in Chicago.

The sale of the State Savings Institution on LaSalle street was the only large transaction of the week in real estate. This sale put the market to the extent of one-half of its former volume. Prices differ widely among real-estate men as to whether the price obtained was low or very low. All agree that the building was let brought a price that must be considered moderate, but some argue strongly that it was sold at a loss. What does not affect the present value of such property? But the fact is, real estate must be valued, like everything else, for what it will bring. There could be no better gauge of the real estate than an open, well-advertised sale attended by numerous bidders. Some of the leading men of Chicago and some of the shrewdest real-estate men were present. The sale had been canvassed for weeks in advance as the sensation of the season in real estate. The price brought by the property under such circumstances must be regarded as its value.

It is idle to oppose arguments about what the property ought to be worth against the cold logic of the figures that show what it is worth. The expensiveness of the building cannot be denied, but the cost of building it up again would bring it much higher than it is now, or probably ever will be again in this city, and the building has a large amount of value in itself, which may be measured by the number of its details. A four-story stone banking-house, with safety deposits, and occupying forty-five feet front by one hundred and twenty feet deep, Hall, can be had for \$110,000, but, if it was present at that price, there were men present who would be anxious to buy it, and who would be anxious to sell it.

OTHER SALES OF THE WEEK.

The business of real estate in the week made sales drag somewhat both in city and country. So far as country sales are concerned, there was a slight increase in the number of transfers filed for record, but nothing more than usual at this season.

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## THE STAGE.

MOSERKA.

Of course, the dramatic event of the week—  
we may as well say the season—is Modjeska's tour. She has given a series of loud  
triumphs throughout the land than any of our  
achievements of recent years.—Making some  
allowance for much nonesuch good that was  
uttered over the performance,—for some of  
her worshippers have fairly gone into ecstasies  
in seeking to place her above all others.—  
We think, on the whole, that the judgment of  
her beauties is just. It is unlikely any *Candide*  
that we have seen before, and it is a nobler  
embodiment of the character than the best that  
has hitherto been given on the American  
stage. It was rather surprising to  
find that Boston alone refused to recognize  
the high merit of this actress. One of  
the great beauties of that city, who appears to  
deserve his wand and intelligence,  
failed to find anything in the performance that  
he could bring away as an experience to be  
cherished; he missed it in "some memory of  
an individuality, well rounded and distinct,—  
some one scene, at least, that is never forgotten."  
This we think is true. The art of the  
spectacle is very absent in the drama, and  
the dramatic quality that haunts the memory,  
often to the detriment of the effect as a whole,  
constitutes one of the charms of Modjeska's  
representation. She does not deserve her power  
of any kind, but she deserves her beauty.  
Her looks are in every way perfect, and her  
gestures, with the exception of the contending forces, and in  
the scenes of *Madame Bovary*, are most  
exquisite. With her skillfulness of delineation,  
she exhibits an expressiveness of touch which is  
rarely found in other than our more finished  
actors. Her Modjeska is a picture of un-  
like anything of that nature now before the  
public. She has an exceedingly pleasing, flex-  
ible, though not graceful, and of a decided  
natural, and rendering the most difficult of her ac-  
tions with a refreshing naturalness. Though  
possessing no accomplishments of her own,  
she excels in the execution of those of the  
opposite sex. In this she is also successful  
in the dramatic interest, as she inspires by  
her rendering of those which require the highest  
degree of art.

FOOTLIGHT FLASHES.

The next report that Irving is coming to America  
next season is contradicted.

McKEE RAUPIN'S net profit this season on "The Danites" have been little less than \$100,000.

BEN HENRY goes to Europe shortly, for the purpose of study, ostensibly, but in reality she returns to her father.

His reputation as a scion it is said that Buffalo Bill has made this season in his dramatics.

It is stated that Fathia, Foy's girl, has gained Miss Sara Jewett over to the precepts of the Church of Rome, and that the lady will shortly become a formal convert.—*Dramatic News*.

Steve Flake has brought out against Fanny Deane, and the return of the play. It is this moral aspect of the story that Modjeska aims to keep uppermost in her interpretation of *Madame Bovary*. The art of the actress is the most singular charm of her art.

Among the artists and managers who will  
be here for the June and July performances,  
Mr. T. J. Raymond, Mr. M. A. Stratford,  
Mr. H. E. Adey, Mr. W. H. Crane, Mr. J. C. McColough, Mr. J. W. Carroll, and John Mc-  
Cullough.

It is reported that Charles Coghlan has accepted an engagement at Wallack's Theatre for next season, and that Mr. Montague will quit the stage. The artiste, however, will not leave until after the opening of the new season, when he has secured his former position at the Union Square Theatre.

The elder Matthews first appeared in public as a stage comic, and, with a club on the shoulder, the old Drury, where he attracted boys with wonderful powers of mimicry. He became one of the greatest actors of the day, and the portraiture of the character that he yet best gives. With what admirable art all this is shown in the delicate handling of every movement, and the vivacity of his action, patient examination, and a knowledge of the point of view from which the artist has drawn the picture. It is full of life, and the high moral purpose apparent in the delineation are made to hold the hand of the Disciple in the shaping of this young virgin. Wallack's is the only woman who is living in the vain endeavor to rise beyond the circumstances of a life to which fate has bound her. From the moment of her birth, she has been a creature, and sees the inevitable that is approaching to crush her. The pale phantom of death seems to be hovering over the revelry. This is the moral aspect of the story that Modjeska aims to keep uppermost in her interpretation of *Madame Bovary*.

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The HAZARD SOCIETY CONCERT.

The Hazard Society Concerts. Its season with a concert at McCormick Hall on the 2d of May.

The first part of the programme will be of the works of Schubert, with a portion of the music of Giese.

On the 2d of May, the "Swedish Wedding March" will be followed by the "Frühling Erwacht," and the entire Symphony of Beethoven.

On the 3d of May, the "Hymn of Praise,"

which will be followed with full orchestra and a chorus of 150 voices. The solo parts will be taken by Mrs. Clara D. Stacy and James Gill, and the work will be given without cutting.

The sale of seats will commence on Tuesday evening.

MUSICAL COLLEGE REUNION.

There will be another reunion of pupils of the Chicago Musical College, to-morrow evening, April 24.

The Reunion of the Classmates. Has the Haze to state in your columns, within a day or so, if Maude is in town? I am anxious to know.

John W. Biennial has received permission from McKee Raupin to play "The Danites" in all the small towns of the United States.

The "Exile" who performed at Hooch's last night was not in drawing houses, but in a room, attempting to be very slim. They return to New York.

A number of prominent Eastern actors and actresses are applying for engagements in the city for next season. Chicago is being considered as the most eligible place west of New York for the profession.

All Burnett will give the first of a series of his unique entertainments at the West End Opera House Wednesday evening. Mr. Burnett is a remarkable artist, and his performances will undoubtedly meet with success in his present engagement.

A sparkling little drama entitled "A Scrap of Paper" is to be produced at the Apollo Club on the North Side, at Standard Hall, May 7. Tickets, \$1, are for sale at Jansen & McClure's, Cobb's Library, Buck & Raynor's, and the like.

James Douglass, manager of Hooch's Opera House, will be in the city on a driving visit Wednesday and Thursday. He engaged seven people through the Dramatic Agency, and will be in the Union Square Club.

The Kirov閉幕 closed their season after one week's performance at the Olympic Theatre, St. Louis. Cause, bad business. Falstaff the handsomest prettiest "dame" has ever seen. The "Danites" will be a success. The Female Minstrels embrace twenty-three large Savanna wigs. What elaborate and gorgeous costumes they must possess. The stage toilets would not crowd an ordinary sized cigar box.

The H. L. Society will give an entertainment in Grace Methodist Episcopal Church, corner of LaSalle and Dearborn, May 22, with a combination of the "Danites" and the "Danites." The Hon. Mrs. D. A. Dailey will read some poems. The Danites will be traveling combination, and will shortly appear at Hooch's.

Madame Bentz's Female Minstrels will open at the Auditorium to-morrow evening. Says the paper of the day, "The Danites" will be a success. The Female Minstrels embrace twenty-three large Savanna wigs. What elaborate and gorgeous costumes they must possess. The stage toilets would not crowd an ordinary sized cigar box.

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The H. L. Society will give an entertainment in Grace Methodist Episcopal Church, corner of LaSalle and Dearborn, May 22, with a combination of the "Danites" and the "Danites." The Hon. Mrs. D. A. Dailey will read some poems. The Danites will be traveling combination, and will shortly appear at Hooch's.

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## THE SOCIAL-WORLD.

Chicago Occurrences of the Last Seven Days.

Weddings and Matrimonial Engagements—Club Parties and Surprises.

Easter Dresses, Hats and Gloves—Some Attractive Costumes.

## CHICAGO.

Notwithstanding the business, Easter-week of course has witnessed about the usual quota of married, and clouded financial prospects to the contrary, the same have been marked with the usual gaiety,—though perhaps not so grand a scale as in former years, when everybody had more time to spare.

At half past 7 o'clock last Wednesday evening a quiet wedding occurred at Grace Episcopal Church, behind the marriage of Annie Gardner, daughter of H. H. Gardner, Esq., and Mr. Frank E. Sprague, of the *Western Journal*. The ceremony was performed by Rev. Dr. Oberholser. A reception followed at the residence of the bride's parents, No. 1454 Prairie avenue.

On the same day, at 2 o'clock, at the Methodist Church at Blue Island, Miss Alice L. Kanes, daughter of C. M. Kane, Esq., was married to Mr. Frank D. Young, of Blue Island. The young couple had just moved to their new home at South lawn, the house and furniture being the gift of the bride's father.

Miss Zosie Gross was married last Thursday afternoon at the residence of the bride's uncle, the Rev. E. S. Tatton, at Jackson street, to Mr. Edward C. Jones, of Janssen street, brother of Mrs. Jessie C. Lyman, daughter of C. H. P. Lyman, Esq., 100 place to Mr. William L. Pierce, of this city, last Tuesday evening, at the residence of the bride's parents, No. 1340 Prairie avenue.

A private wedding occurred at the residence of Mr. and Mrs. Chapman, No. 1153 Michigan avenue, on Thursday evening, in which his daughter, Miss Hatchie, was married to Mr. A. Heamer, Jr. The Rev. Dr. T. Barrett was solemnized Monday afternoon at 3 o'clock at the Cathedral of St. Peter and Paul, the Rev. Canon Kenwells officiating.

The Rev. Dr. W. C. Keillor, of the First Presbyterian Church, was married Saturday to his old schoolmate, Mrs. Anna F. Keillor, of 11 K Street.

Mrs. Nettie F. Conkey, of this city, and Miss Ethel F. Crandall, of 120 State street, were married Monday morning at the residence of the bride's parents, at 100 State street.

After the ceremony they left for the wedding breakfast at the Palmer House, but will be at home to their friends after May 5, at No. 752 Michigan avenue.

Last evening Miss Nellie Stewart was married to Mr. Lorenzo M. Johnson, of St. Louis, at the residence of the bride, No. 1175 Prairie avenue.

The marriage of Charles L. Blies and Miss Carrie Iglesias took place on the afternoon of the bride's birthday, at 103 Park, Wednesday evening, by the Rev. Mr. Reed, of Indianapolis, performing the ceremony.

Mr. William Beale, Deputy-Treasurer of Cook County, was married last Monday morning to Miss Sophie Manning, Company, 220 State street, among the friends of the bride.

Strawberry short-cake has made its annual springing at the Davis' home, and is but a few yards away.

Last evening Miss Nellie Stewart was married to Mr. George H. Brown, and Miss Minnie Becker will be united in marriage at Brooks' Horseshoe Club.

Mr. and Mrs. M. A. Martin celebrated their 10th wedding anniversary last Monday evening at their home, No. 120 East Dearborn street.

The intelligence contained in the telegrams was fully corroborated by the repeated representations from those present, and the court adjourned to the bar to await the arrival of the judge.

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## SAN FRANCISCO.

**Escaping from the Dust and Other Discomforts.**

The Leading "Watering Places" of the Pacific Slope.

A Sentimental Governor's Sicky Good Friday Performance.

Sketch of Hoodoo Life in San Francisco.

The Misfortunes and Mistakes of the California Theatre Managers.

THE ANNUAL ESCAPE.

Special Correspondence of The Tribune.

SAN FRANCISCO, April 21.—With the approach of the 1st of May the annual fitting begins. Every one who is not going to the Exposition is going to the country. Every one who goes to the country to get cool. San Francisco people go to the country to get warm.

Our first herald of the coming summer is a cold, high wind which rises at 11 o'clock in the morning and goes down, if it does not all at once, after two or three hours.

It holds high carnival through all the months between April and October. It raises immense piles of dust at the street corners, intervals of a mile apart, and carries them along in a progress, the front with all the force of a mammoth wall, then suddenly veers, attacks him in the rear, and spins him up street without any violence on his part, at the speed of a lightning train. To travel partly by land, and partly by water, is to have winds, which must hold him in his seat with one hand, clasp his coat with the other, stow his bundle, cane, or umbrella under his arm, strike out a vicious determination, and sweep like a typhoon over the ocean.

Bathers are the only satisfying relief; at least it must be so, it is so extensively practiced in summer.

There are days when baths are not satisfying. One such day was a Sunday out of town.

The streets are as clean as houses or boxes in epoxy time; the car conductors wear gowns and green veils, and each sparkling piece of uniform is a picture of health and beauty.

Miss Wilson was charming as a juvenile, but as leading lady has no more variety than a painted box.

John McCullough staked all upon the hazard of a bet, and won it. He is now a millionaire.

He has sent some people out to satisfy the craving demand, even though they were not so good as he.

"The Times" failed again, and nothing has succeeded since.

To THE EDITOR OF THE TRIBUNE.

Chicago, April 27.—It is an easy matter to sit down and say that a good tax is a good tax, and another, but it is not so simple to find a ready reform in the manner of assessing taxes in our city. There is no question that there will be a reform in the manner of assessing taxes in our city is a proposition that we will dispute, unless it may be the dodger who has devised a way of getting around it.

Every man who has been a citizen here for a year or two has a right to complain.

Angustus Dargan, the tenebrist, commences an engagement to-morrow evening.

They are looking forward to very hopefully by all the managers, and they have one and all the comfort that nothing can be worse than it.

El Paso de Robles, situated deep in the interior, is a spring where waters are an infallible cure for many diseases.

But the real truth is that San Franciscans go to the country to get warm rather than to be cool, and the most fashionable resort is the White Sulphur Springs, situated in a little ravine only two or three miles from the city.

It is hot "Coyote," and smells exactly as that described in the "Lover's Lane."

It is to be hoped that the bath houses will open again.

There are numerous trout streams in this same neighborhood, and they are a stronger attraction.

The surf itself seems rather a small affair to Long Beach, but it does not front directly upon the ocean, but edges the shore.

It will serve until Monday, when the Bay few well-known houses are seen in the "Lover's Lane" books in that place.

The distinguished writers, artists, and travelers, conducted watering-place in California has a group of big trees in the vicinity, and every individual is a good specimen.

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